

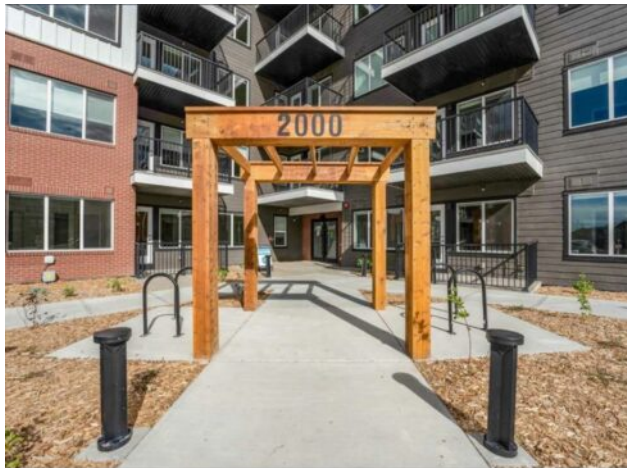


**GRASSROOTS**  
REALTY GROUP

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2409, 395 Skyview Parkway NE  
Calgary, Alberta

MLS # A2253993



**\$369,000**

Division:	Cityscape		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions:	NA
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INVESTOR OR FIRST TIME BUYER ALERT- BRAND NEW , TENANT OCCUPIED | 3 BEDROOM | OVERSIZED BALCONY currently paying \$2150 PER MONTH + UTILITIES . This brand-new apartment offers a spacious and stylish layout featuring three spacious Bedrooms and two Bathrooms. Premium luxury vinyl plank flooring extends throughout the open-concept living space. The unit coming with stainless steel appliances, sleek quartz countertops, and stylish cabinetry. The Primary Suite is a true retreat, features a generous walk-through closet that leads to a 3-piece ensuite Bathroom. The additional two Bedrooms offer ample closet space, making them perfect for family, guests, or a versatile home office. Gym/Fitness Centre is equipped with a weight room, as well as dedicated spaces for yoga and spin classes, catering to all your fitness needs. The Entertainment Lounge/Media Room provides a stylish venue for socializing and enjoying movies or gatherings with friends and family. For pet owners, the Pet Spa includes both washing and grooming stations. . Cyclists HAVE dedicated Bicycle Storage and Repair Room, making it easy to maintain and store your bike. Don't miss out on this incredible opportunity!